



Address: [225 CASA BLANCA AVE](#)
City: FORT WORTH
Georeference: 26495-2R-5
Subdivision: MONTICELLO PARK
Neighborhood Code: A4C020A

Latitude: 32.7569010109
Longitude: -97.3674131405
TAD Map: 2036-396
MAPSCO: TAR-062W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MONTICELLO PARK Block 2R
Lot 5

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40623017

Site Name: MONTICELLO PARK-2R-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,000

Percent Complete: 100%

Land Sqft^{*}: 1,723

Land Acres^{*}: 0.0395

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BOYD PETER M

BOYD DORINDA B

Primary Owner Address:

225 CASA BLANCA AVE
FORT WORTH, TX 76107

Deed Date: 8/25/2023

Deed Volume:

Deed Page:

Instrument: [D223153987](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETER AND DORINDA BOYD TRUST	6/9/2023	D223106627		
GARCIA ANN L;KEITH DAVID R	5/27/2016	D216114538		
GELINEAU CHARLES;GELINEAU SUZANNE	4/17/2006	D206119615	0000000	0000000
VILLAGE HOMES LP	1/1/2004	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$423,927	\$100,000	\$523,927	\$523,927
2024	\$423,927	\$100,000	\$523,927	\$523,927
2023	\$416,066	\$100,000	\$516,066	\$454,161
2022	\$312,874	\$100,000	\$412,874	\$412,874
2021	\$314,345	\$100,000	\$414,345	\$414,345
2020	\$315,817	\$100,000	\$415,817	\$415,817

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.